096.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	990,100 / 990,100
					USE VALUE:	990,100 / 990,100
					ASSESSED:	990,100 / 990,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMS DAVID A & KATRINA R
Owner 2:	
Owner 3:	
Street 1:	15 HARTFORD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARR JAMES C TRUSTEE -
Owner 2:	WESTVIEW REALTY TRUST -
Street 1:	5 CEDAR RIDGE DR
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 8,852 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Wood Shingle Exterior and 2407 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8852.000	510,200		479,900	990,100
Total Card	0.203	510,200		479,900	990,100
Total Parcel	0.203	510,200		479,900	990,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.34 | /Parcel: 411.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63200
GIS Ref	
GIS Ref	
Insp Date	07/23/20

!7896!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,200	0	8,852.	479,900	906,100	906,100	Year End Roll	12/18/2019
2019	101	FV	285,100	0	8,852.	479,900	765,000	765,000	Year End Roll	1/3/2019
2018	101	FV	285,100	0	8,852.	411,300	696,400	696,400	Year End Roll	12/20/2017
2017	101	FV	285,100	0	8,852.	383,900	669,000	669,000	Year End Roll	1/3/2017
2016	101	FV	285,100	0	8,852.	329,100	614,200	614,200	Year End	1/4/2016
2015	101	FV	261,900	0	8,852.	294,800	556,700	556,700	Year End Roll	12/11/2014
2014	101	FV	261,900	0	8,852.	272,900	534,800	534,800	Year End Roll	12/16/2013
2013	101	FV	261,900	0	8,852.	260,200	522,100	522,100		12/13/2012

PRINT

Date	Time
12/10/20	22:29:50

LAST REV

Date	Time
07/24/20	08:44:37
danam	
7896	

USER DEFINED

Prior Id # 1:	63200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARR JAMES C TR	72704-357	1	6/3/2019		1,125,000	No	No		
ALBANESE JOSEPH	71125-499		6/7/2018	Change>Sale	790,000	No	No		
	11441-81		12/12/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1175	Addition	180,000	O				
8/16/2018	1172	Heat App	8,000	C				
7/11/2018	936	Inter Fi	46,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
6/4/2019	Meas/Inspect	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/23/2009	Meas/Inspect	189	PATRIOT
4/7/2000	Inspected	263	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8852		Sq. Ft.	Site		0	70.	0.77	4									479,893						479,900	

Total AC/HA:	0.20321	Total SF/SM:	8852	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	479,893	Spl Credit		Total:	479,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25206423
Const Adj.:	1.03950000
Adj $ / SQ:	123.644
Other Features:	151844
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534801
Depreciation:	24601
Depreciated Total:	510200

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

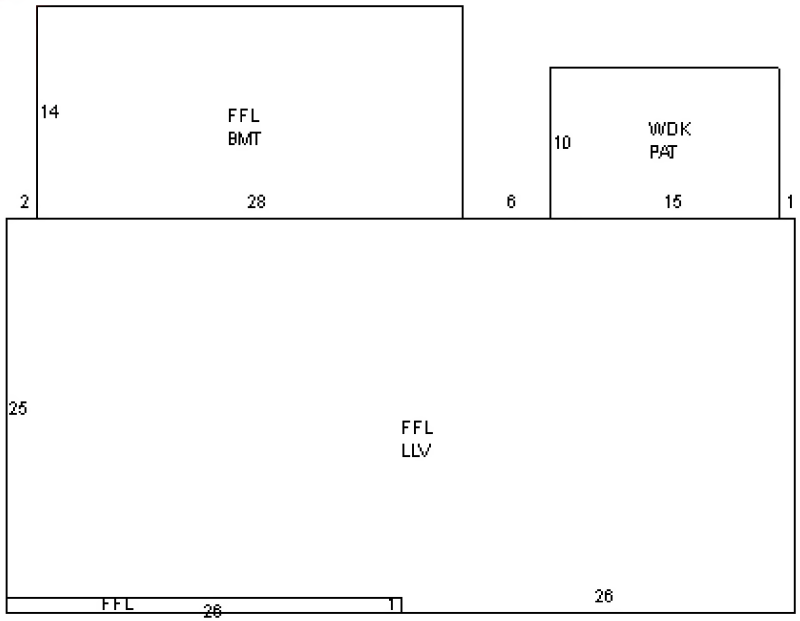
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.01
Special Features:	0	Val/Su Net:	135.62
Final Total:	510200	Val/Su SzAd	292.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,744	123.640	215,636
LLV	Lower Level	1,326	76.510	101,446
BMT	Basement	392	37.090	14,541
PAT	Patio	150	4.940	741
WDK	Deck	150	13.170	1,975

Net Sketched Area:	3,762	Total:	334,339
Size Ad	1744	Gross Are	3762	FinArea	2407
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc